RESOLUTION NO. 2002-82 CONDITIONS OF APPROVAL - FINAL SITE DEVELOPMENT PERMIT 2002-730 **CLUBHOUSE APARTMENTS, L.L.C. ADOPTED JUNE 4, 2002**

GENERAL

1. The applicant agrees to defend, indemnify, and hold harmless the City of La Quinta (the "City"), its agents, officers and employees from any claim, action or proceeding to attack, set aside, void, or annul the approval of this Site Development Permit. The City shall have sole discretion in selecting its defense counsel.

The City shall promptly notify the developer of any claim, action or proceeding and shall cooperate fully in the defense.

- 2. Prior to the issuance of any permit by the City, the applicant shall obtain the necessary permits and/or clearances from the following agencies:
 - C Fire Marshal
 - Public Works Department (Grading Permit, Improvement Permit)
 - CCCCC Community Development Department
 - Riverside Co. Environmental Health Department
 - Desert Sands Unified School District
 - Coachella Valley Water District (CVWD)
 - Imperial Irrigation District (IID)
 - California Water Quality Control Board (CWQCB)
 - SunLine Transit Agency

The applicant is responsible for all requirements of the permits and/or clearances from the above listed agencies. When the requirements include approval of improvement plans, applicant shall furnish proof of such approvals when submitting the improvement plans for City approval.

(FOR ALL CONSTRUCTION SITES FIVE (5) ACRES OR MORE: A project-specific NPDES construction permit must be obtained by the applicant; and who then shall submit a copy of the Regional Water Quality Control Board's ("RWQCB") acknowledgment of the applicant's Notice of Intent ("NOI"), prior to the issuance of a grading or site construction permit by the City.)

- 3. The applicant shall comply with applicable provisions of the City's NPDES stormwater discharge permit, Sections 8.70.010 et seq. (Stormwater Management and Discharge Controls), and 13.24.170 (Clean Air/Clean Water), LQMC; Riverside County Ordinance No. 457; and the State Water Resources Control Board's Order No. 99-08-DWQ.
 - A. For construction activities including clearing, grading or excavation of land that disturbs five (5) acres or more of land, or that disturbs less than five (5) acres of land, but which is a part of a construction project that encompasses more than five (5) acres of land, the Permitee shall be required to submit a Storm Water Pollution Protection Plan ("SWPPP").
 - B. The applicant's SWPPP shall be approved by the City Engineer prior to any on or off-site grading being done in relation to this Site Development Permit.
 - C. The applicant shall ensure that the required SWPPP is available for inspection at the project site at all times through and including acceptance of all improvements by the City.
 - D. The applicant's SWPPP shall include provisions for all of the following Best Management Practice ("BMPs"), 8.70.020 (Definitions), LQMC:
 - 1) Temporary Soil Stabilization (erosion control).
 - 2) Temporary Sediment Control.
 - 3) Wind Erosion Control.
 - 4) Tracking Control.
 - 5) Non-Storm Water Management.
 - 6) Waste Management and Materials Pollution Control.
 - E. All of applicant's erosion and sediment control BMPs shall be approved by the City Engineer prior to any on or off site grading being done in relation to this project.
 - F. All approved project BMPs shall be maintained in their proper working order throughout the course of construction, and until all improvements have been accepted by the City.

4. Permits issued under this approval shall be subject to the provisions of the Infrastructure Fee Program and Development Impact Fee program in effect at the time of issuance of building permit(s).

PROPERTY RIGHTS

- 5. Prior to the issuance of any permit(s), the applicant shall acquire, or confer, those easements, and other property rights necessary for the construction and/or proper functioning of the proposed development. Conferred rights shall include irrevocable offers to dedicate or grant access easements to the City for emergency services, and for the maintenance, construction and reconstruction of essential improvements.
- 6. The applicant shall offer for dedication all public street right-of-ways in conformance with the City's General Plan, Municipal Code, applicable specific plans, and/or as required by the City Engineer.
- 7. Unless the ultimate developed right-of-way can be documented, the public street right-of-way offers for dedication required for this development include:

A. PUBLIC STREETS

- 1) Avenue 52 (Primary Arterial) 110 foot ultimate developed right of way, 55 feet on the south side.
- 8. Right-of-way geometry for property line corner cut-backs at curb returns shall conform to Riverside County Standard Drawing #805, unless otherwise approved by the City Engineer.
- Dedications shall include additional widths as necessary for dedicated right and left turn lanes, bus turnouts, and other features contained in the approved construction plans.
- 10. The applicant shall create perimeter landscaping setbacks along all public right-ofways as follows:
 - A. Avenue 52 (Major Arterial) 20-foot from the Right of Way/Property Line.

The listed setback depth shall be the average depth where a meandering wall design is approved.

The setback requirements shall apply to all frontages including, but not limited to, remainder parcels and sites dedicated for utility purposes.

Where public facilities (e.g., sidewalks) are placed on privately-owned setbacks, the applicant shall offer for dedication blanket easements for those purposes.

- 11. The applicant shall offer for dedication those easements necessary for the placement of, and access to, utility lines and structures, drainage basins, mailbox clusters, park lands, and common areas shown on the Site Development Permit.
- 12. The applicant shall vacate all abutter's right-of-access to public streets and properties from all frontages along such public streets and properties, excepting those access points shown on the Site Development Permit.
- 13. The applicant shall furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, ingress/egress, or other encroachments will occur.
- 14. When an applicant proposes the vacation, or abandonment, any existing right-of-way, or access easement, which will diminish the access rights to any properties owned by others, the applicant shall provide an alternate right-of-way or access easement, to those properties, or shall submit notarized letters of consent from the affected property owners.
- 15. The applicant shall cause no easement to be granted, or recorded, over any portion of the subject property between the date of approval of this Site Development Permit and the date of final acceptance of the on and off-site improvements for this Site Development Permit, unless such easement is approved by the City Engineer.

<u>IMPROVEMENT PLANS</u>

As used throughout these conditions of approval, professional titles such as "engineer," "surveyor," and "architect" refer to persons currently certified or licensed to practice their respective professions in the State of California.

- 16. Improvement plans shall be prepared by or under the direct supervision of qualified engineers and/or architects, as appropriate, and shall comply with the provisions of Section 13.24.040 (Improvement Plans), LQMC.
- 17. The following improvement plans shall be prepared and submitted for review and approval by the Engineering Department. A separate set of plans for each line item specified below shall be prepared. The plans shall utilize the minimum scale specified, unless otherwise authorized by the City Engineer in writing. Plans may be prepared at a larger scale if additional detail or plan clarity is desired. Note, the applicant may be required to prepare other improvement plans not listed here pursuant to improvements required by other agencies and utility purveyors.
 - A. Off-Site Street Plan: 1" = 40' Horizontal, 1" = 4' Vertical
 The street improvement plans shall include permanent traffic control
 and separate plan sheet(s) (drawn at 20 scale) that show the
 meandering sidewalk, mounding, and berming design in the combined
 parkway and landscape setback area.
 - B. Off-Site Street Median Landscape Plan: 1" = 20'
 - C. Perimeter Landscape Plan: 1" = 20'
 - D. On-Site Rough Grading Plan: 1" = 40' Horizontal
 - E. On-Site Precise Grading Plan: 1" = 30' Horizontal
 - F. On-Site Utility Plan: 1" = 40' Horizontal
 - G. On-Site Landscape Plan: 1" = 20' Horizontal

The plans shall be submitted a minimum of 8 to 10 weeks prior to the issuance of construction permits to allow adequate time for plan check and revisions.

Other engineered improvement plans prepared for City approval that are not listed above shall be prepared in formats approved by the City Engineer prior to commencing plan preparation.

All Off-Site Plan & Profile Street Plans and Signing & Striping Plans shall show all existing improvements for a distance of at least 200-feet beyond the project limits, or a distance sufficient to show any required design transitions.

"Site Development" plans shall normally include all on-site surface improvements including but not necessarily limited to finish grades for curbs & gutters, building floor elevations, parking lot improvements and ADA requirements; and show the existing street improvements out to at least the center lines of adjacent existing streets.

> "Site Utility" plans shall normally include all sub-surface improvements including but not necessarily limited to sewer lines, water lines, fire protection and storm drainage systems.

> "Rough Grading" plans shall include perimeter walls with Top Of Wall & Top Of Footing elevations shown. All footings shall have a minimum of 1-foot of cover, or sufficient cover to clear any adjacent obstructions.

- 18. The City maintains standard plans, details and/or construction notes for elements of construction. For a fee, established by City resolution, the applicant may purchase such standard plans, detail sheets and/or construction notes from the City.
- 19. The applicant shall furnish a complete set of the AutoCAD files of all complete, approved improvement plans on a storage media acceptable to the City Engineer. The files shall be saved in a standard AutoCAD format so they may be fully retrievable through a basic AutoCAD program.

At the completion of construction, and prior to the final acceptance of the improvements by the City, the applicant shall update the AutoCAD files in order to reflect the as-built conditions.

Where the improvement plans were not produced in a standard AutoCAD format, or a file format which can be converted to an AutoCAD format, the City Engineer will accept raster-image files of the plans.

OFF-SITE IMPROVEMENT SECURITY AGREEMENTS

- 20. Prior to the conditional approval of this Site Development Permit, or the issuance of any permit(s), the applicant shall construct all off-site improvements and satisfy its obligations for same, or shall furnish a fully secured and executed Off-Site Improvement Agreement ("OSIA") guaranteeing the construction of such improvements and the satisfaction of its obligations for same, or shall agree to any combination thereof, as may be required by the City.
- 21. Improvements to be made, or agreed to be made, shall include removal of any existing structures or other obstructions which are not a part of the proposed improvements; and shall provide for the setting of the final survey monuments.

22. When improvements are to be secured through an OSIA, and prior to any permits being issued by the City, the applicant shall submit detailed construction cost estimates for all proposed off-site improvements for checking and approval by the City Engineer. Such estimates shall conform to the unit cost schedule adopted by City resolution, or ordinance.

For items not listed in the City's unit cost schedule, the proposed unit costs shall be approved by the City Engineer.

At the same time the applicant submits its detailed construction cost estimates for the security determination of the OSIA, the applicant shall also submit one copy of an 8-1/2" x 11" reduction of the Site Development Plan, along with one copy of an 8-1/2" x 11" Vicinity Map.

Estimates for improvements under the jurisdiction of other agencies shall be approved by those agencies and submitted to the City along with the applicant's detailed cost estimates for its own on and off-site improvements.

Cost estimates for the security of telephone, natural gas, or Cable T.V. improvements will not be required.

23. When improvements are phased through an administrative approval (e.g., Phasing Plan, Site Development Permits, etc.), all off-site improvements and common onsite improvements (e.g., backbone utilities, retention basins, perimeter walls, landscaping and gates) shall be constructed, or secured through an OSIA, prior to the occupancy of any permanent buildings in the first phase of the development, or as otherwise approved by the City Engineer.

Improvements and obligations required of each subsequent phase shall either be completed, or secured through an OSIA, prior to the occupancy of permanent buildings within such latter phase, or as otherwise approved by the City Engineer.

The same submittal criteria shall apply to all subsequent phases as required for the first phase submittal. (E.g. detailed cost estimates, 8-1/2" x 11" reductions, etc.)

24. In the event the applicant fails to construct improvements for the development, or fails to satisfy its obligations for the development in a timely manner, pursuant to the approved phasing plan, or other phasing method, the City shall have the right to halt issuance of all permits, and/or final inspections, withhold other approvals related to the development of the project, or call upon the surety to complete the improvements.

GRADING

- 25. The applicant shall comply with the provisions of Section 13.24.050 (Grading Improvements), LQMC.
- 26. Prior to occupancy of the project site for any construction, or other purposes, the applicant shall obtain a grading permit approved by the City Engineer.
- 27. To obtain an approved grading permit, the applicant shall submit and obtain approval of all of the following:
 - A. A grading plan prepared by a qualified engineer or architect,
 - B. A preliminary geotechnical ("soils") report prepared by a qualified engineer, and
 - C. A Fugitive Dust Control Plan prepared in accordance with Chapter 6.16 (Fugitive Dust Control), LQMC.

All grading shall conform to the recommendations contained in the Preliminary Soils Report, and shall be certified as being adequate by a soils engineer, or by an engineering geologist.

The applicant shall furnish security, in a form acceptable to the City, and in an amount sufficient to guarantee compliance with the approved Fugitive Dust Control Plan provisions submitted with its application for a grading permit.

28. The applicant shall maintain all open graded, undeveloped land in order to prevent wind and/or water erosion of such land. All open graded, undeveloped land shall either be planted with interim landscaping, or stabilized with such other erosion control measures, as were approved in the Fugitive Dust Control Plan.

29. Slopes shall not exceed 5:1 within public rights of way and 3:1 in landscape areas outside the right of way unless otherwise approved by the City Engineer.

The applicant shall minimize the differences in elevation between the adjoining properties and the pads within this development. The existing approved SDP 2001-711 is located immediately west of the subject property and has proposed grades at the southerly end approximately 6 feet lower than the proposed parking grade for the subject project. The applicant shall provide a workable design which either minimizes the grade difference between the two projects or design and construct a retaining wall/garden wall system in accordance with the City's standards to accommodate the grade differential.

Building pad elevations on contiguous interior lots shall not differ by more than three feet except for lots that do not share a common street frontage, where the differential shall not exceed five feet.

Where compliance within the above stated limits is impractical, the City may consider alternatives that are shown to minimize safety concerns, maintenance difficulties and neighboring-owner dissatisfaction with the grade differential.

- 30. Prior to any site grading or regrading that will raise or lower any building pads within the project site by more than plus or minus three tenths of a foot from the elevations shown on the approved Site Development Permit, the applicant shall submit the proposed grading changes to the City Staff for a substantial conformance finding review.
- 31. Prior to the issuance of a building permit for any building lot, the applicant shall provide a lot pad certification stamped and signed by a qualified engineer or surveyor.

Each pad certification shall list the pad elevation as shown on the approved grading plan, the actual pad elevation and the difference between the two, if any. Such pad certification shall also list the relative compaction of the pad soil. The data shall be organized by lot number, and listed cumulatively if submitted at different times.

DRAINAGE

- 32. The applicant shall comply with the provisions of Section 13.24.120 (Drainage), LQMC, Engineering Bulletin No. 97.03. More specifically, stormwater falling on site during the 100 year storm shall be retained within the development, unless otherwise approved by the City Engineer. The tributary drainage area shall extend to the centerline of adjacent public streets. The design storm shall be either the 3 hour, 6 hour or 24 hour event producing the greatest total run off.
- 33. In design of retention facilities, the maximum percolation rete shall be two inches per hour. The percolation rate will be considered to be zero unless the applicant provides site specific data indicating otherwise.
- 34. Nuisance water shall be retained on site. In residential developments, nuisance water shall be disposed of in a trickling sand filter and leach field approved by the City Engineer. The sand filter and leach field shall be designed to contain surges of up to 3 gph/1,000 sq. ft. of landscape area, and infiltrate 5 gpd/1,000 sq. ft.
- 35. The project shall be designed to accommodate purging and blowoff water (through underground piping and/or retention facilities) from any on-site or adjacent well sites granted or dedicated to the local water utility authority as a requirement for development of this property.
- 36. No fence or wall shall be constructed around any retention basin unless approved by the Community Development Director and the City Engineer.
- 37. For on-site common retention basins, retention depth shall not exceed six feet and side slopes shall not exceed 3:1.
- 38. Stormwater may not be retained in landscaped parkways or landscaped setback lots Only incidental storm water (precipitation which directly falls onto the setback) will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.
- 39. The design of the development shall not cause any increase in flood boundaries, levels or frequencies in any area outside the development.

- 40. The development shall be graded to permit storm flow in excess of retention capacity to flow out of the development through a designated overflow and into the historic drainage relief route.
- 41. Storm drainage historically received from adjoining property shall be received and retained or passed through into the historic downstream drainage relief route.

UTILITIES

- 42. The applicant shall comply with the provisions of Section 13.24.110 (Utilities), LQMC.
- 43. The applicant shall obtain the approval of the City Engineer for the location of all utility lines within any right-of-way, and all above-ground utility structures including, but not limited to, traffic signal cabinets, electric vaults, water valves, and telephone stands, to ensure optimum placement for practical and aesthetic purposes.
- 44. Existing overhead utility lines within, or adjacent to the proposed development, and all proposed utilities shall be installed underground.
 - All existing utility lines attached to joint use 92 KV transmission power poles are exempt from the requirement to be placed underground.
- 45. Underground utilities shall be installed prior to overlying hardscape. For installation of utilities in existing improved streets, the applicant shall comply with trench restoration requirements maintained, or required by the City Engineer.

The applicant shall provide certified reports of all utility trench compaction for approval by the City Engineer.

STREET AND TRAFFIC IMPROVEMENTS

46. The applicant shall comply with the provisions of Sections 13.24.060 (Street Improvements), 13.24.070 (Street Design - Generally) & 13.24.100 (Access For Individual Properties And Development), LQMC for public streets; and Section 13.24.080 (Street Design - Private Streets), where private streets are proposed.

- 47. Streets shall have vertical curbs or other approved curb configurations that will convey water without ponding, and provide lateral containment of dust and residue during street sweeping operations. Unused curb cuts on any lot shall be restored to standard curb height prior to final inspection of permanent building(s) on the lot.
- 48. The applicant shall construct the following street improvements to conform with the General Plan street type noted in parentheses.

A. PUBLIC STREETS

1) Avenue 52 (Primary Arterial) 110 foot Right of Way Option

Widen the south side of Avenue 52 along the project frontage. Rehabilitate and/or reconstruct existing roadway pavement as necessary to augment and convert it from a rural county road design standard to La Quinta's urban arterial design standard. Street widening improvements shall include all appurtenant components such as, but not limited to, curb, gutters, cross gutters and spandrels, traffic control striping, legends, marking and signs. Other significant new improvements required for installation in, or adjacent to the subject right of way include:

- a) 6 foot wide meandering sidewalk
- b) 18 foot wide landscaped median from the westerly property line to the easterly project limits. Necessary transitions and tapers into the existing bridge at the All American Canal will need to be designed and is subject to approval by the City Engineer.

The pavement rehabilitation/reconstruction and landscape median improvements are eligible for reimbursement from the City's Development Impact Fee fund in accordance with policies established for that program.

The applicant shall design street pavement sections using CalTrans' design procedure for 20-year life pavement, and the site-specific data for soil strength and anticipated traffic loading (including construction traffic). Minimum structural sections shall be as follows:

Residential	3.0" a.c./4.50" c.a.b.
Collector	4.0"/5.00"
Secondary Arterial	4.0"/6.00"
Primary Arterial	4.5"/6.00"
Major Arterial	5.5"/6.50"

or the approved equivalents of alternate materials.

- 51. Improvements shall include appurtenances such as traffic control signs, markings and other devices, raised medians if required, street name signs and sidewalks. Mid-block street lighting is not required.
- 52. Improvements shall be designed and constructed in accordance with City adopted standards, supplemental drawings and specifications, or as approved by the City Engineer. Improvement plans for streets, access gates and parking areas shall be stamped and signed by qualified engineers.
- 53. Standard knuckles and corner cut-backs shall conform to Riverside County Standard Drawings #801 and #805, respectively, unless otherwise approved by the City Engineer.
- 54. The applicant shall extend improvements beyond the subdivision boundaries to ensure they safely integrate with existing improvements.

PARKING LOTS and ACCESS POINTS

55. The design of parking facilities shall conform to LQMC Chapter 9.150 (Parking).

Entry drives, main interior circulation routes, corner cutbacks, bus turnouts, dedicated turn lanes and other features shown on the approved construction plans, may require additional street widths as may be determined by the City Engineer.

56. General access points and turning movements of traffic are limited to the following:

- Α. Primary Entry (Avenue 52) at the Westerly Property Line. This driveway shall be a shared access drive/road with the adjacent landowner (See SDP 2001-711) and shall be centered on the westerly property line. driveway shall have right in, right out and left in turning movements. The median improvements shall accommodate a left in, only, design. shared access drive/road layout shall be designed to the satisfaction of the City Engineer. The security gate for this project shall be located away from the property line a sufficient distance with the following access road design features: adequate stacking, a rejection turnaround feature, and a separate lane for guests. Nothing in this condition requires the adjacent landowner to pay for sufficient improvements to implement the shared access requirements in a manner that serves the development proposed by SDP 2002-730. However, reasonable cooperation by the adjacent landowner does include granting of reciprocal cross-access easements between the two landowners that facilitate construction of improvements necessary to implement the shared access concept on both properties in a manner that precludes unnecessary reconstruction of the improvements in the future.
- B. Secondary Entry (Avenue 52) approximately 740 feet east of the westerly property line. This driveway shall have right in, right out and left in turning movements. The median improvements shall be designed for left in only turning movements. The location of this proposed driveway shall take into account the proposed entry for the Mountain View Country Club on the north side of Avenue 52. The Mountain View Country Club entrance will also have a left in only turn lane design. The driveway for SDP 2002-730 may need to shift easterly to provide adequate separation from the Mountain View Country Club Entrance to accommodate the proposed left in only turn lane designs for both projects. The location of the driveway and median design is subject to City Engineer's approval.
- C. Secondary Entry (Avenue 52) approximately 240 feet east of the westerly property line. This driveway shall be a right in/right out driveway.
- 57. Pursuant to Section 9.150.080(A)(8)(b) (Parking), LQMC, the applicant shall provide 30-foot uninterrupted driveway throats into the parking lot, or alternatively provide a combination of a dedicated right turn deceleration lane and the drive throat that will equal a total of 30-feet.

CONSTRUCTION

- 58. The applicant shall submit current mix designs (less than two years old at the time of construction) for base, asphaltic concrete and Portland cement concrete. The submittal shall include the test results for all specimens used in the mix design procedure. For mix designs over six months old, the submittal shall include the most recent (less than six months old at the time of construction) aggregate gradation test results confirming that the design gradations can be achieved in current production. The applicant shall not schedule construction operations until mix designs have been approved.
- 59. The City will conduct final inspections of habitable buildings only when the buildings have improved street and (if required) sidewalk access to publicly-maintained streets. The improvements shall include required traffic control devices, pavement markings and street name signs. If on-site streets in residential developments are initially constructed with partial pavement thickness, the applicant shall complete the pavement prior to final inspections of the last ten percent of homes within the development or when directed by the City, whichever comes first.

LANDSCAPING

- 60. Prior to issuance of a Grading Permit, a revised Landscape Plan shall be submitted to the Community Development Department for approval which shall identify an average three foot mounding within the Avenue 52 landscape setback to screen the parking lot.
- 61. Prior to issuance of a Grading Permit, a revised Landscape Plan shall be submitted to the Community Development Department for approval which shall not use Queen Palms on-site in an organized pattern as this tree will not provide the intended effect.
- 62. Prior to issuance of a Grading Permit, a revised Landscape Plan shall be submitted to the Community Development Department for approval which shall eliminate the use of Date Palms trees along pedestrian corridors and courtyards and substitute it with another palm tree type such as a California Fan Palm or a Mexican Fan Palm.

- 63. Prior to issuance of a Grading Permit, a revised Landscape Plan shall be submitted to the Community Development Department for approval which provides vines on all perimeter walls/fences; and eliminates plant material from the perimeter landscape setback adjacent to parking.
- 64. The applicant shall comply with Sections 9.90.040 (Table of Development Standards) & 9.100.040 (Landscaping), LQMC.
- 65. The applicant shall provide landscaping in the required setbacks, retention basins, common lots and park areas.
- 66. Landscape and irrigation plans for landscaped lots and setbacks, medians, retention basins, and parks shall be signed and stamped by a licensed landscape architect.

The applicant shall submit the landscape plans for approval by the Community Development Department (CDD), prior to plan checking by the Public Works Department. When plan checking has been completed by CDD, the applicant shall obtain the signatures of CVWD and the Riverside County Agricultural Commissioner, prior to submittal for signature by the City Engineer.

NOTE: Plans are not approved for construction until signed by the City Engineer.

- 67. Landscape areas shall have permanent irrigation improvements meeting the requirements of the City Engineer. Use of lawn areas shall be minimized with no lawn, or spray irrigation, being placed within 18 inches of curbs along public streets.
- 68. Only incidental storm water will be permitted to be retained in the landscape setback areas. The perimeter setback and parkway areas in the street right-of-way shall be shaped with berms and mounds, pursuant to Section 9.100.040(B)(7), LQMC.

QUALITY ASSURANCE

69. The applicant shall employ construction quality-assurance measures that meet with the approval of the City Engineer.

- 70. The applicant shall employ, or retain, qualified engineers, surveyors, and such or other appropriate professionals as are required to provide the expertise with which to prepare and sign accurate record drawings, and to provide adequate construction supervision.
- 71. The applicant shall arrange for, and bear the cost of, all measurements, sampling and testing procedures not included in the City's inspection program, but which may be required by the City, as evidence that the construction materials and methods employed comply with the plans, specifications and other applicable regulations.
- 72. Upon completion of construction, the applicant shall furnish the City with reproducible record drawings of all improvement plans which were approved by the City. Each sheet shall be clearly marked "Record Drawing," "As-Built" or "As-Constructed" and shall be stamped and signed by the engineer or surveyor certifying to the accuracy and completeness of the drawings. The applicant shall have all AutoCAD or raster-image files previously submitted to the City, revised to reflect the as-built conditions.

<u>MAINTENANCE</u>

- 73. The applicant shall comply with the provisions of Section 13.24.160 (Maintenance), LQMC.
- 74. The applicant shall make provisions for the continuous and perpetual maintenance of all private on-site improvements, perimeter landscaping, access drives, and sidewalks.

FEES AND DEPOSITS

75. The applicant shall comply with the provisions of Section 13.24.180 (Fees and Deposits), LQMC. These fees include all deposits and fees required by the City for plan checking and construction inspection. Deposits and fee amounts shall be those in effect when the applicant makes application for plan check and permits.

FIRE MARSHALL

76. Final conditions will be addressed when building plans are reviewed. A plan check fee must be paid to the Fire Department at the time building plans are submitted. All questions regarding Fire Marshall conditions should be directed to the Fire Department Planning & Engineering staff at (760) 863-8886.

SHERIFF DEPARTMENT

77. Final conditions will be addressed when building plans are reviewed. Prior to issuance of a building permit, applicant shall review building plans with the Sheriff's Department regarding vehicle code requirements, defensible space, and other law enforcement and public safety concerns. All questions regarding the Sheriff Department should be directed to the Senior Deputy at (760) 863-8950.

MISCELLANEOUS

- 78. Prior to issuance of a Building Permit, applicant shall provide a minimum of six spaces in close proximity to the Clubhouse facility to be signed and striped for apartment managers and prospective renters only.
- 79. Prior to issuance of a Grading Permit, applicant shall redesign of the Monument Signs, consistent with Section 9.160.040 of the Zoning Code, to be submitted to the Community Development Director for review and approval.
- 80. Prior to issuance of a Grading Permit, applicant shall provide a 6 foot high block wall design consistent with Section 9.60.030 and Section 9.150.080 (Parking Facility Design Standards) to be submitted to the Community Development Director for review and approval.
- 81. Prior to issuance of a Grading Permit, applicant shall submit a revised Illumination study to the Community Development Department for review and approval which provides driveways with illumination to allow overall site illumination to achieve an average of two footcandle or less.
- 82. Prior to issuance of a Building Permit, applicant shall record a Parcel Merger for A.P.N.'s 772-300-002 & 772-300-003.

83. All roof mounted mechanical equipment shall be screened by roof parapets so that they cannot be viewed from adjacent properties. Prior to occupancy of the proposed building complexes, a visual inspection shall be made by the Community Development Department to confirm that parapets conceal any roof mounted equipment.